

This instrument prepared by and return to:
Gary P. Snyder, Esq. (MSB# 7682)
Watkins Ludlam Winter & Stennis, P.A.
Post Office Box 1456
Olive Branch, MS 38654
662-895-2996

GRANTOR'S ADDRESS
9533 Stuart Street
Olive Branch, MS 38654
Tel. 662-895-5771

GRANTEE'S ADDRESS
9533 Stuart Street
Olive Branch, MS 38654
Tel. 662-895-5771

Indexing Instructions: A 9.96 acre tract and a 3.63 acre, more or less, tract located in the Southeast Quarter of the Southeast Quarter of Section 16, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi.

File # 16971.32964

JOYCE PHILLIPS, Same Person As
JOYCE D. PHILLIPS, Individually and as Sole Beneficiary and Devisee
under the Last Will and Testament of H. Gene Phillips, Deceased,
Probated in Cause No. 07-08-1663 in the Chancery Court of
DeSoto County, Mississippi,
GRANTOR

TO

WARRANTY DEED

JOYCE D. PHILLIPS and PETER R. DEHAAS,
CO-TRUSTEES OF THE JOYCE D. PHILLIPS
REVOCABLE TRUST dated November 1, 2010,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash
in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, I, JOYCE PHILLIPS, same person as JOYCE D. PHILLIPS, Individually
and as Sole Beneficiary and Devisee under the Last Will and Testament of H. Gene Phillips,
Deceased, probated in Cause No. 07-08-1663 in the Chancery Court of DeSoto County,
Mississippi, do hereby sell, convey and warrant unto JOYCE D. PHILLIPS and PETER R.
DEHAAS, CO-TRUSTEES OF THE JOYCE D. PHILLIPS REVOCABLE TRUST dated
November 1, 2010, my undivided one-half interest in and to the following described property
situated in DeSoto County, Mississippi, to wit:

9.96 acre lot in part of the Southeast Quarter of the Southeast
Quarter of Section 16, Township 1 South, Range 6 West, City of
Olive Branch, DeSoto County, Mississippi, more particularly
described as follows:

Beginning at the southeast corner of Section 16, Township 1 South, Range 6 West, thence North 1154.72 feet along Germantown Road to a point in the centerline of State Line Road; thence West 1211.8 feet along the centerline of State Line Road to the northwest corner of the Olita tract and the point of beginning of the following parcel; thence South 5 degrees 22 minutes 48 seconds East 820.0 feet along an existing fence line to a point in the north line of Germanwood Subdivision; thence South 85 degrees 42 minutes West 527.50 feet along the north line of said subdivision to the southeast corner of Germantown Manor Subdivision, Section "D"; thence North 5 degrees 18 minutes 51 seconds West 826.39 feet along the east line of said subdivision to a point in the centerline of State Line Road; thence North 86 degrees 24 minutes East 526.70 feet along said road to the point of beginning and containing 9.96 acres including the right of way for State Line Road. All bearings are magnetic.

And

A 3.63 Acre, more or less, tract of land being located in the southeast quarter of the southeast quarter of Section 16, Township 1 South, Range 6 West, DeSoto County, Mississippi, being further described as follows:

Commencing at a Southeast corner of Section 16, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi; thence North 05°10'59" West, a distance of 1,157.60 feet to a point; thence South 85°24'21" West, a distance of 900.66 feet to a mag nail (iron pin found 34.85' south) set in Stateline Road; thence South 05°20'00" East, a distance of 324.83 feet to a fence corner found being the true POINT OF BEGINNING of the herein described tract; thence South 05°20'00" East, a distance 502.27 feet to a ½" rebar set; thence South 85°45'00" West, a distance of 316.04 feet to a 2" pipe found; thence North 05°20'00" West, a distance of 499.13 feet to a fence corner found; thence North 85°10'53" East, a distance of 316.00 feet to a point to the POINT OF BEGINNING. Containing 158,213.48 Square Feet or 3.63 Acres, more or less.

The warranty in this Deed is subject to an Easement to Mid-America Pipeline Company as recorded in Book 160, Page 674, assigned to Williams Mid-South Pipelines, LLC in Book 418, Page 551, and then assigned to Williams Petroleum Pipeline Systems, Inc. in Book 440, Page 342, Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi. The warranty in this Deed is further subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.

It is agreed and understood that taxes for the year 2010 shall be paid by the Grantee. Possession shall be given upon delivery of this Deed.

WITNESS MY SIGNATURE, this the 16th day of November, 2010.



JOYCE PHILLIPS, Same Person As
JOYCE D. PHILLIPS, Individually and as
Sole Beneficiary and Devisee under the Last
Will and Testament of H. Gene Phillips,

Deceased, Probated in Cause No. 07-08-1663 in the Chancery Court of DeSoto County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of November, 2010, within my jurisdiction, the within named JOYCE PHILLIPS, same person as JOYCE D. PHILLIPS, Individually and as Sole Beneficiary and Devisee under the Last Will and Testament of H. Gene Phillips, Deceased, Probated in Cause No. 07-08-1663 in the Chancery Court of DeSoto County, Mississippi, who acknowledged that she executed the above and foregoing instrument.

Barbara Ann Nelson
NOTARY PUBLIC

My commission expires:

May 21, 2014

